City of Wichita, Kansas Americans with Disabilities Act Transition Plan

Sim Park

2020 West Murdock

November 2005



Prepared by

DMCG

Disability Management Consulting Group L.L.C.

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In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

Locations	Structural Inconsister	ıcies	Recommended Corrections/Modifications to Ensure Program Access	M	Criteria – L=low, M=medium, H=high		, k	Supplemental Technical Information		Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
1. Parking	Up right signs, which designate two of the accessible parking spaces at the <u>Botanical Center</u> , are obscured by tree branches.	4.1.2(5)(a), (b), 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with <u>4.6</u> shall be provided in each such parking area in conformance with the table shown in <u>(5)(a)</u> . In addition, Accessible parking signs are required to be located so they can be seen with a vehicle parked in the space. Trim the tree branches so the parking signs can be clearly seen.	L	Н		1 2	\$50	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin, for greater clarification).			
2. Parking	The curb ramp, leading from accessible parking at the Golf Course, has an abrupt change in level at the bottom.	<u>4.3.8</u> <u>4.5.2</u>	The bottom of the curb ramp is a steep drop-off measuring a 2-inch level change. According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). Modify the curb ramp so that no abrupt change in level exists and a smooth transition exists at the bottom.	L	Н		<u>2</u> <u>5</u>	\$500	ADAAG See Building Block 5 - Curb Ramps for additional ADAAG specifications			
3. Parking	In the gravel parking lot, which serves the Park and the outdoor exercise facility, accessible parking spaces do not exit.	4.1.2(5)(a), (b), 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area in conformance with the table shown in (5)(a). In addition, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." Provide an appropriate number of accessible parking spaces. Ensure to situate the accessible spaces closest to exiting pedestrian pathways and so that individuals with disabilities will have options of parking locations.	Н	Н	M	4 2 5 0	\$1,70 0	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin, for greater clarification).			

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4. Parking	In the parking lots (parking indentations) serving the Park area, accessible parking spaces do not exist.	4.1.2(5)(a), (b), 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with <u>4.6</u> shall be provided in each such parking area in conformance with the table shown in <u>(5)(a)</u> . In addition, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." Provide an appropriate number of accessible parking spaces. Ensure to situate the accessible spaces closest to exiting pedestrian pathways and so that individuals with disabilities will have options of parking locations.	Н	Н	M	<u>5</u> <u>2</u>	\$400	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin, for greater clarification).			
5. Parking	In the <u>back</u> parking lots serving the Park area, hear the shelter, accessible parking spaces do not exist.	4.1.2(5)(a), (b), 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area in conformance with the table shown in (5)(a). In addition, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." Provide an appropriate number of accessible parking spaces. Ensure to situate the accessible spaces closest to exiting pedestrian pathways and so that individuals with disabilities will have options of parking locations.	Н	Н		N A	\$400	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin, for greater clarification).			
6. Botanical Center – General Interior	Round door opening hardware exists on the entrance door to the Library.	4.13	According to ADAAG, any doors used by the general public in existing buildings are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate. Modify this door by replacing door knobs with lever-type hardware or installing add-on levers.	L	Н	M	4	\$15	See Attachment B – Accessible Door Hardware for information on inexpensive add-on lever handles.			

Locations	Structural Inconsister	ncies	Recommended Corrections/Modifications to Ensure	Cr	iter	ia –	,	Supple	mental Technical	Finalized Actions		
			Program Access		L=lov =medi	. ,		I	nformation			
					H=hig							
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
7. Botanical	The checkout counter, in the	<u>7.2</u>	ADAAG requires a minimum 36-inch long portion of sales or	L	Н	M	<u>5</u>	\$200	<u>ADAAG</u>			
Center –	Library, is located too high at 39-inches.		service counters to be a maximum height of 36-inches. Lower a						New ADAAG			
General Interior 8. Botanical	Portions of the card catalog,	4.2.5	portion of the existing counter to a maximum height of 36-inches. At least one of each type operating device available to the general	M	Н	M	6	\$50	See Building Block			
Center –	in the Library, are located	4.2.3	public is required to be accessible and must be within a maximum	141	11	141	<u> </u>	Ψ30	#10 – Reach Ranges			
General Interior	too high at 59-inches.	4.2.6	reach range of 54-inches where a side reach is possible and a						<u>#1, #2, #3</u> .			
			maximum of 48-inches where only a forward reach is possible, to the									
			highest operable part. Lower the card catalog so that all usable									
			portions are within ADAAG reach range specifications.			3.5		4.70				
9. Botanical Center –	The coat rack, located in the hallway leading to the	<u>4.25.3</u>	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG <u>4.2.5</u> or <u>4.2.6</u> . Where objects	M	Н	M	7	\$50	Building Block 10 – Reach Ranges			
General Interior	Library near the Executive		protrude from walls more than 4-inches and their leading edge is	(K)					Reach Kanges			
General Interior	Director's Office, is located		higher than 27-inches, these objects are considered protruding						Building Block 2 –			
	too high and is a protruding		objects, which may not be detectable by individuals who are blind						27" to 80" zone			
	object.		and use a cane. Install a lowered coat hook making sure not to make									
			the hook a protruding object and provide a cane detectable object									
			under the coat rack.									
10. Botanical	An accessible path of travel	4.3.3	According to ADAAG, the minimum clear width of an accessible	M	Н	M	$\frac{1}{6}$	\$0	ADAAG			
Center –	does not exit near the		route shall be 36 in (915 mm) except at doors (see 4.13.5 and	(R)			9					
General Interior	Kaleidoscope due to bricks and lights spaced 24-inces		4.13.6), and other points not exceeding 24-inches in length. Remove the lights and bricks or relocate the bricks and lights so that an				2					
	and fights spaced 24-finees apart.		appropriate path of travel exists and so that the bricks do not pose a				$\frac{2}{0}$					
	apart.		tripping hazard.									
11. Botanical	The ramp, which leads to	<u>4.8</u>	According to ADAAG, any part of an accessible route with a slope	M	Н	L	2	\$700	Ramp Detail			
Center –	the exterior patio, does not		greater than 1:20 shall be considered a ramp. If a ramp run has a rise	R			2					
General Interior	provide handrails on each		greater than 6-inches or a horizontal projection greater than 72-									
	side.		inches, then it shall have handrails on both sides. Provide handrails									
			on each side of the ramped surface.									

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12. Botanical Center – General Interior	Two doors in series lead to the enclosed netting exhibit (pansy garden) with only 30-inches of space between the two sets of doors.	4.1.3(8) 4.13.7	According to ADAAG, accessible entrances/exits must be provided, at a minimum, in the same number that local fire code requires entrances to exist. In other words, if local fire code requires two entrances at a facility, then both entrances are required to be accessible. In addition, The minimum space between two hinged or pivoted doors in series shall be 48 in (1220 mm) plus the width of any door swinging into the space. Doors in series shall swing either in the same direction or away from the space between the doors (see Fig. 26). Modify the entrance door to comply with ADAAG specifications for two doors in series or modify the entrance so that only one door exists.	Н	Н	M	<u>2</u> <u>4</u>	\$500	See Building Block 8 - Accessible Doors for more information regarding maneuvering space			
13. Botanical Center Restrooms	The men's and women's restrooms do not provide Braille signage at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances.	L	Н	M	<u>8</u> <u>1</u> 5	\$100	Signage Specifications for Permanent Rooms and Spaces			
14. Botanical Center Restrooms	The lavatories, in the men's and women's restrooms, have exposed pipes underneath.	4.19	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. Ensure at least one lavatory in each restroom complies with ADAAG specifications.	L ®	Н	M	10	\$250	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.			
15. Botanical Center Restrooms	The toilet stalls, in the men's and women's restrooms, are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, very narrow stall, lack of rear grab bars, toilets centered at 20-inches, some grab bars located too high, etc. Modify the restrooms to comply with ADAAG specifications if it is technically feasible to do so.	M	Н	M	1 2 1 7	\$5,00 0	Restroom Figures – Building Blocks			

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Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
16. Botanical Center Restrooms	The lowered urinal, in the men's restroom, is still located too high at 21-inches.	4.18	At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinals have rims located at 24-inches high. Modify one urinal so that the rim is no higher than 17-inches.	L	Н	M	2	\$100	See the Accessible Urinals figure for more details.			
17. Botanical Center Restrooms	The mirror, in the men's restroom, is located too high at 47-inches.	4.19.6	At least one mirror in each restroom is required to be located so that the bottom edge of the reflecting surface is a maximum height of 40-inches. Typically, this barrier can be removed by installing an additional full length mirror. Install a full length mirror.	L	Н	M	<u>1</u> <u>1</u>	\$25	ADAAG			
18. Botanical Center Restrooms	Appropriate maneuvering clearance does not exist at the latch pull sides of entrance doors to the men's and women's restrooms.	4.13.6	The existing entrance door at the men's restroom provides 4-inches of space at the latch pull side due to a trash container and only 6-inches of space exists at the latch pull side at the women's restroom entrance door due to a wall. ADAAG requires at least 18-inches to the latch pull side of doors of this type. Modify these doors to comply with ADAAG specifications.	M	Н	M	1 4 1 6	\$500	See Building Block 8 - Accessible Doors for more information regarding maneuvering space			
19. Golf Course	The threshold at the main public entrance door to the Club House is too high measuring 1-inch.	4.13	Thresholds at doors that are required to be accessible can be no higher than ½-inch. Lower the existing threshold to comply with ADAAG specifications.	L ®	Н	M	<u>2</u> <u>6</u>	\$100	See <u>Building Block 8</u> - <u>Accessible Doors</u> for additional information			
20. Golf Course	The interior serving counter in the Club House is located too high at 43-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches.	M	Н	M	<u>2</u> <u>7</u>	\$200	ADAAG New ADAAG			
21. Golf Course	A hi-lo drinking fountain does not exist in the Club House.	4.1.3(10(a)	According to ADAAG if only one drinking fountain is provided on a floor there shall be a drinking fountain which is accessible to individuals who use wheelchairs and one accessible to those who have difficulty bending or stooping. Cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain and a cane detectable area underneath.	L	Н	M	<u>2</u> <u>8</u>	\$25	ADA TAM 3 – P 34 Building Block 7 – Drinking Fountains			

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Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
22. Golf Course – Club House Restrooms/lock er rooms	The men's and women's restrooms do not provide Braille signage at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances.	L	Н	M	2 9 3 7	\$100	Signage Specifications for Permanent Rooms and Spaces			
23. Golf Course – Club House Restrooms/lock er rooms	The lavatories, in the men's and women's restrooms, have exposed pipes underneath.	4.19	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. Ensure at least one lavatory in each restroom complies with ADAAG specifications.	L ®	Н	M	3 0 3 8	\$250	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.			
24. Golf Course – Club House Restrooms/lock er rooms	The mirrors, in the men's and women's restrooms, are located too high at 49-inches.	4.19.6	At least one mirror in each restroom is required to be located so that the bottom edge of the reflecting surface is a maximum height of 40-inches. Typically, this barrier can be removed by installing an additional full length mirror. Install a full length mirror in each restroom.	L	Н	M	3 0 3 8	\$50	ADAAG			
25. Golf Course – Club House Restrooms/lock er rooms	In the women's restroom, the paper towel dispenser is not within reach range at 56-inches high.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Ensure at least one paper towel dispenser is within ADAAG specified reach ranges.	M	Н	M	<u>3</u> <u>0</u>	\$50	See Building Block #10 – Reach Ranges #1, #2, #3.			
26. Golf Course – Club House Restrooms/lock er rooms	The toilet stalls, in the men's and women's restrooms, are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, very narrow stall, lack of rear grab bars, toilets centered at 20-inches, etc. Modify the restrooms to comply with ADAAG specifications if it is technically feasible to do so.	M	Н	M	3 2 4 0	\$5,00 0	Restroom Figures – Building Blocks			

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27. Golf Course – Club House Restrooms/lock er rooms	The coat hook, in the women's restroom, is located too high.	4.25.3	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6. Install a lowered coat hook making sure not to make the hook a protruding object.	L	Н	M	<u>3</u> <u>1</u>	\$10	Building Block 10 – Reach Ranges			
28. Golf Course – Club House Restrooms/lock er rooms	The door opening hardware on lockers, in the men's and women's locker rooms, is not accessible.	4.1.3(12)(c) 4.25.4	Where lockers are provided in accessible spaces, at least 5 percent, but not less than one, of each type of locker shall comply with 4.25. Appendix Note. In addition, Hardware for accessible storage facilities shall comply with 4.27.4. Touch latches and U-shaped pulls are acceptable. Modify the door opening hardware on at least 5% or each type of locker.	M	Н	M	3 3 4 1	\$300	ADAAG			
29. Golf Course – Club House Restrooms/lock er rooms	A lowered urinal, in the men's restroom, does not exist.	4.18	At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinals have rims located at 24-inches high. Modify one urinal so that the rim is no higher than 17-inches.	L	Н	M	<u>3</u> <u>9</u>	\$100	See the Accessible Urinals figure for more details.			
30. Golf Course – Club House Restrooms/lock er rooms	A 6-inch abrupt change in level exists leading to the showers in the men's and women's bathing/locker rooms.	<u>4.3.8</u> <u>4.5.2</u>	According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). Provide an accessible path of travel leading to at least one shower in each locker room.		Н		3 4 2	\$1,00 0	See Attachment 5 – Accessible Shower Specifications for more information.			
31. Golf Course – Club House Restrooms/lock er rooms	Appropriate maneuvering clearance does not exist at the latch pull side of the entrance door at the women's restroom.	4.13.6	The existing entrance door at the men's restroom provides 6-inches of space at the latch pull side entrance door due to a wall. ADAAG requires at least 18-inches to the latch pull side of doors of this type. Modify this door to comply with ADAAG specifications.	M	Н	M	<u>3</u> <u>6</u>	\$500	See Building Block 8 - Accessible Doors for more information regarding maneuvering space			

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Legend: Blue font identifies hyperlinked documents - Red font indicates recommended changes to structures or policies

Locations	Structural Inconsister	ncies	Recommended Corrections/Modifications to Ensure Program Access	M:	Criteria – L=low, M=medium, H=high				mental Technical nformation	Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
32. Golf Course Port A Potty	The restroom is fully accessible except for the toilet is centered at 20-inches.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the side wall. Move the water closet so it is centered at 18-inches or install a new port a potty with an appropriately located water closet.	L	Н	M	4 3 4 4	\$1,00	Restroom Figures – Building Blocks			
33. Golf Course – On-Course Drinking Fountains	The faucet controls, on the drinking fountains, are not within specified reach range (foot operated).	4.1.3(10)	According to ADAAG, the number of all facilities and elements, which are required to be accessible, are delineated in ADAAG section 4.1. However, 4.1 only addresses drinking fountains in reference to floors of a building or facility. The program access provisions of Title II require all programs and services to be accessible and usable. The number of drinking fountains that are required to be accessible in a park or play area setting is debatable, but we consider that at least one at this particular golf course should be fully accessible to individuals who use wheelchairs. Modify the existing drinking fountain to comply with ADAAG specifications including spout height. Additionally, we recommend providing a hilo fountain.	L	M	M	<u>4</u> <u>5</u>	\$500	Building Block 7 – Drinking Fountains Sample hi-lo fountain in park setting			
34. General Park Facilities	An accessible path of travel does not exist leading to the individual picnic tables and barbeque grills in the offstreet picnic areas.	ODA	ADAAG does not address grills or picnic tables in out door areas. However, the U.S. Access Board has produced proposed guidelines for Outdoor Developed Areas, which do provide guidance on how to make such fixtures accessible. Section 16.7.1.2 of these proposed guidelines requires that where multiple cooking surfaces, grills, or pedestal grills are provided in a picnic area, 50 percent, but no less than two, shall comply with 16.7. Of the 50 percent required to be accessible, 40 percent, but no less than two, shall be located along an outdoor recreation access route complying with 16.3. Similar provisions pertain to picnic tables. Ensue that a fully accessible path of travel exists leading to at one barbeque grill and one picnic table.	M	Н	M	5 3 5 4	\$500	Outdoor Developed Areas			

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Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
35. General Park Facilities	The faucet controls, on the drinking fountain near the shelter, is not within specified reach range (foot operated). In addition, the drinking fountain is located on a 6-inch pedestal.	4.15 4.1.3(10)	According to ADAAG, the number of all facilities and elements, which are required to be accessible, are delineated in ADAAG section 4.1. However, 4.1 only addresses drinking fountains in reference to floors of a building or facility. The program access provisions of Title II require all programs and services to be accessible and usable. The number of drinking fountains that are required to be accessible in a park or play area setting is debatable, but we consider that at least one at this particular setting should be fully accessible to individuals who use wheelchairs. Modify the existing drinking fountain to comply with ADAAG specifications including spout height. Additionally, we recommend providing a hilo fountain. In addition, locate the drinking fountain on an accessible path of travel without abrupt changes in level.	L	M	M	<u>5</u> <u>6</u>	\$800	Building Block 7 – Drinking Fountains Sample hi-lo fountain in park setting			
36. General Park Facilities	An accessible path of travel does not exist, leading to the U-shaped stone table, due to dirt/grass surfaces and abrupt changes in level (steps).	4.3.2	At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. Accessible routes are required to be stable, firm and slip-resistant. Create an accessible path (concrete, asphalt, rubber) of travel leading to the stone table without abrupt changes in level over ¼-inch.	M	Н	M	<u>5</u> <u>7</u>	\$700	Building Block 7 – Drinking Fountains			

Sim Park - Conceptual Cost Projections

Total	\$21,725
Year One (Very High)	\$2,500
Year Three (High)	\$1,500
Year Five (Medium)	\$13,550
Year Ten (Low)	\$4,175